

**ARX PRIMUS**

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<b>Code :</b>	00699
<b>Location :</b>	Umag
<b>Building size :</b>	73 m2
<b>Lot size :</b>	22 m2
<b>Garden size :</b>	22 m2
<b>Distance from center :</b>	700 m
<b>Distance from sea :</b>	700 m
<b>Floor :</b>	Ground floor
<b>Number of rooms :</b>	2
<b>Number of bathrooms :</b>	2
<b>Parking :</b>	Yes
<b>Air conditioning :</b>	Yes
<b>Year of construction :</b>	2025
<b>Energy efficiency :</b>	A+

**Price : 275.000 €**

Apartment in a new building on the ground floor with a garden. The apartment has an area of 73.14 m2, with a garden of 22.92 m2, a storage room of 4.53 m2 and a parking space in the garage.

Building of high construction quality:

PVC external joinery  
Multi split air conditioning system  
Reinforced concrete monolithic construction  
ETICS facade system, thermal insulation 10 cm thick  
First-class fittings from renowned manufacturers.  
First-class ceramics in large formats  
First-class parquet in all rooms

The project is located in Umag, in the immediate vicinity of all amenities: shops, kindergarten, school, health center, sports fields, cafes and restaurants. It is located within walking distance of the city's first beaches, the city center and promenades, and is suitable for living as well as vacation throughout the year or as an investment.